DOWNTOWN DESIGN OVERLAY Additional Site Plan Submittal Requirements

Project Name:	Site Plan Case #:				
Applicant:					
Name	Title	Company/	Firm		
Project Architect/Designer:					
	Name T	itle	Comp	any/Firm	
Project Landscape Architect/Designer: _					
	Name T	Title		Company/Firm	
Please refer to Section 5.4 of the Z Downtown Design Overlay Dis	_	Design Manual Reference	Required	Optional	
landscape architect,	at least one architect, or other designer design concept for the	n/a	√		
developer		n/a		✓	
owner		n/a		✓	
II. SUBMITTAL MATERIALS					
provide seven (7) copies of	of all submittal materials	n/a	✓		
include this checklist as it	part of submittal; to ensure ttal the applicant must initial	n/a	√		
III. CONTEXT PHOTOS					
 all adjacent properties (inc 	cluding buildings)	n/a	✓		
 properties across the street 		n/a	✓		
other nearby properties historic structures or publi	of significance such as c buildings	n/a		✓	
important views nearby	-	n/a		✓	
	s) OR hard copies, drawings as an additional	n/a	√		
IV. ELEVATIONS	,				
 all sides at street level; to 	scale	1.2	✓		
 materials and colors clear 	ly labeled	1.2.5	✓		
F.F.E. labeled for all floors	3	1.2.4	✓		
skyline elevation for struct	ures over 80' high	1.1.5	✓		
perspective drawing(s)				✓	
 site sections (required for 	significant grade changes	1.1.4,		✓	

1.1.6,

1.1.7

or features and for urban public spaces and interior

courtyards)

Please refer to Section 5.4 of the Zoning Ordinance for the Downtown Design Overlay District Requirements	Design Manual Reference	Required	Optional
V. SITE MASTER PLAN			
 the remaining requirements (items VI – IX) must b shown on a single sheet titled "site master plan" 	e n/a	✓	
 the remaining requirements (items V – IX) may be shown on the landscape plan in lieu of the additional site master plan sheet 			√
VI. SITE			
 site lighting, including freestanding and buildin mounted fixtures; show type, location, contours, an compatibility with street lighting or buildings 	d	✓	
 site furnishings, including bike racks, seating receptacles, etc. 	g, 2.2	✓	
 fence/wall/bollard/column; show locations, materials color, and dimensions 	s, 1.3.7, 2.2.46	✓	
 utilities and equipment, including meters, boxes poles, HVAC units, telecommunications, etc located and labeled 	.; 2.7.3, 2.7.4	✓	
 transit stops; show locations, materials, colors, an dimensions 	d 2.3.1	✓	
 foundation plantings; identify species, installatio and mature sizes, and water requirements 	n 1.3	√	
 gateway treatments or entry signage; show locations, materials, colors, and dimensions 	w 2.6	✓	
VII. STREETSCAPE			
 tree locations; show installation methods and details 	s 2.4.15	✓	
street lighting	2.5	✓	
 street furnishings, including bike racks, seating trash receptacles, etc. 	g, 2.2	✓	
 utilities, including meters, boxes, poles, etc.; locate and labeled 	d 1.2.13	✓	
 banners, medallions, or other decorative elements located and labeled 	s; 2.2.2	✓	
decorative pavement; materials and color(s) labeled	2.1.1, 2.1.2	✓	
 public art; show location, approximate dimensions materials, color(s), and type of art (sculpture, mura etc) 		√	
VIII. URBAN PUBLIC SPACE			
 landscaping; show all trees, shrubs, groundcovers and seasonal plantings; identify species, installation and mature sizes, and water requirements; show installation methods and details 	n 1.3.16,	√	
paving; materials and color(s) labeled	2.1.1, 2.1.2	✓	

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•	lighting; show type, location, contours, and compatibility with street lighting or buildings	2.5	✓	
•	seating; show type, location, materials, and colors	2.2.1, 2.2.9	√	
•	trash and recycling receptacles; show type and location	2.2.1, 2.2.10	√	
•	pedestrian circulation diagram	1.1.8		✓
•	public art; show location, approximate dimensions, materials, color(s), and type of art (sculpture, mural, etc)	2.3.2	√	
IX. LC	ADING/SERVICE AREAS			
•	lighting; show type, location, contours, and compatibility with street lighting or building design	2.5.1, 2.5.2	✓	
•	screening; show materials, color, and details	2.2.4, 2.2.5	√	
•	landscaping; show type and location; identify species, installation and mature sizes, and water requirements; show installation methods and details	1.3.16 2.4.15	✓	
•	access; show pedestrian and vehicular access to all service areas including dumpsters	1.1.8	√	
•	loading areas; show facility type (elevated dock, roll-up doors, etc.), dimensions, materials, and color(s)	1.2.13, 2.7.3	√	

DURHAM DESIGN REVIEW TEAM MEETING DATES FOR 2004

All meetings are held at 11 AM in Conference Room A on the Ground Floor of City Hall.

January 13 January 27	April 6 April 20	July 13 July 27	October 5 October 19
February 10 February 24	May 4 May 18	August 10 August 24	November 2 November 16 November 30
March 9 March 23	June 1 June 15 June 29	September 7 September 21	December 14 December 28